

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*July 25, 2002*

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

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## COMMISSIONERS

**CRAIG GALATI, CHAIRMAN**

**RICHARD W. TRUESDELL, VICE CHAIRMAN**

**MICHAEL BUCKLEY**

**STEVEN EVANS**

**BYRON GOYNES**

**LAURA McSWAIN**

**STEPHEN QUINN**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

**COMMISSIONERS BRIEFING:** 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the *June 27, 2002* Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TM-0037-02 - THE McNAMEE PARCEL - McNAMEE FAMILY PARTNERSHIP ON BEHALF OF REAL HOMES BY CENTEX HOMES - Request for a Tentative Map FOR A 157 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 35.68 acres adjacent to the northwest corner of Grand Teton Drive and Cimarron Road (APN: 125-09-401-007, 011, 012, 021, 022, 023, and 024), U (Undeveloped) Zone and R-A (Ranch Acres) under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Mack).
2. TM-0043-02 - CIMMARON SPRINGS RANCH - CIMMARON-FRONTAGE, LIMITED LIABILITY COMPANY ON BEHALF OF THE KEITH COMPANIES, INC. - Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 2.47 acres located adjacent to the southwest corner of Deer Springs Way and Cimarron Road (APN: 125-21-301-012), TC (Town Center) Zone, Ward 6 (Mack).
3. TM-0045-02 - HILLSTONE AT THE SUMMERLIN VISTAS - HOWARD HUGHES CORPORATION ON BEHALF OF PULTE HOMES - Request for a Tentative Map FOR A 144 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.9 acres adjacent to the east side of Vista Run Drive, approximately 1,250 feet south of Alta Drive (a portion of APN: 137-22-000-005), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
4. TM-0046-02 - SUMMERFIELD AT THE SUMMERLIN VISTAS - HOWARD HUGHES CORPORATION ON BEHALF OF PULTE HOMES - Request for a Tentative Map FOR A 96 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 13.9 acres adjacent to the west side of Park Vista Drive, approximately 1,215 feet south of Alta Drive (a portion of APN: 137-22-000-005), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
5. Z-0011-00(2) - LADISLAO AND ESTELA HERNANDEZ, ET AL - Request for an Extension of Time of an approved Rezoning (Z-0011-00) on 0.51 acres on the west side of Eastern Avenue, approximately 70 feet north of Wilson Avenue (APN: 139-26-811-071, 072 and 073), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Offices and Parking), Ward 5 (Weekly).

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6. **A-0026-02(A) - McDANIEL FAMILY TRUST** - Petition to annex 5.0 acres of land generally located on the east side of Fort Apache Road, 660 feet south of Elkhorn Road (APN: 125-20-101-010), Ward 6 (Mack).
7. **A-0027-02(A) - WILLIAM PARKER** - Petition to annex 4.96 acres of land generally located on the south side of Lone Mountain Road, 330 feet east of Puli Road (APN: 137-01-101-002), Ward 4 (Brown).

#### **PUBLIC HEARING ITEMS:**

8. **ABEYANCE - U-0045-02 - BRIAN AND JULIE LEE & GARY LICKER** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
9. **ABEYANCE - U-0047-02 - BRIAN AND JULIE LEE & GARY LICKER** - Request for a Special Use Permit FOR AN OFF-PREMISE LIQUOR ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
10. **ABEYANCE - U-0051-02 - BRIAN AND JULIE LEE & GARY LICKER** - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), PD (Planned Development) Zone, Ward 4 (Brown).
11. **ABEYANCE - Z-0068-01(1) - BRIAN AND JULIE LEE & GARY LICKER** - Request for a Site Development Plan Review and a Reduction in the Amount of Landscape Planter Finger Islands FOR A 22,708 SQUARE FOOT COMMERCIAL CENTER adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

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12. ABEYANCE - U-0018-95(2) - Z & Z INVESTMENT COMPANY ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review of an approved Special Use Permit WHICH ALLOWED A, 40 FOOT HIGH 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN: 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
13. ABEYANCE - U-0005-97(1) - RAINBOW/ CHARLESTON MINI MART,LIMITED PARTNERSHIP ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Five Year Review of an approved Special Use Permit (U-0005-97) WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1080 South Rainbow Boulevard (APN: 138-34-819-014), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
14. ABEYANCE - U-0061-02 - HARROW CORPORATION ON BEHALF OF WORKU BERHANU - Request for a Special Use Permit FOR THE SALE OF LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING RETAIL STORE at 713 and 715 Fremont Street (APN:139-34-612-082), C-2 (General Commercial) Zone, Ward 5 (Weekly).
15. ABEYANCE - U-0067-02 - ATS 1998 TRUST, ET AL ON BEHALF OF MULUGETA BOUR - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED MARKET (4TH STREET MARKET) at 113 North Fourth Street (APN: 139-34-510-028), C-2 (General Commercial) Zone, Ward 5 (Weekly).
16. GPA-0016-02 - JOHN ELLIOT - Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: L (Low Density Residential) on 0.44 acres at 5550 Carl Avenue (APN: 138-24-304-014), Ward 5 (Weekly).
17. Z-0039-02 - JOHN ELLIOT - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 0.44 acres at 5550 Carl Avenue (APN: 138-24-304-014), PROPOSED USE: TWO-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, Ward 5 (Weekly).

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18. **GPA-0022-02 - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST** - Request to amend a portion of the West Las Vegas Plan FROM: M (Medium Density Residential) TO: PF (Public Facility) on approximately 2.9 acres north of Adams, east of "G" Street (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, and 072), Ward 5 (Weekly).
19. **Z-0047-02 - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST** - Request for a Rezoning FROM: R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), R-3 (Medium Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) TO: C-V (Civic) on approximately 2.9 acres north of Adams, east of "G" Street (APN: 139-27-201-001, 139-27-210-008, 009, 010, 030, 031, 032, 033, 034, 044, 049, and 072), Ward 5 (Weekly).
20. **Z-0047-02(1) - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST** - Request for a Site Development Plan Review and a Reduction in the Required On-site Landscaping FOR AN OFF-SITE PARKING LOT on 0.33 acres at 612 and 616 Madison Avenue (APN: 139-27-210-008 and 009), R-3 (Medium Density Residential) Zone [PROPOSED: C-V (Civic)], Ward 5 (Weekly).
21. **GPA-0021-02 - DAVID LITVAK, ET AL** - Request to amend the Las Vegas Redevelopment Plan FROM: Civic (9B) TO: Commercial and Medium Residential (3) on approximately 0.81 acres adjacent to the southwest corner of Bonanza Road and North 7th Street (APN: 139-34-512-040 041 and 139-27-804-003,), Ward 5 (Weekly).
22. **Z-0045-02 - DAVID LITVAK, ET AL** - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on approximately 0.81 acres adjacent to the southwest corner of Bonanza Road and North 7th Street (APN: 139-34-512-040, 041 and 139-27-804-003), PROPOSED USE: ART AND FABRIC SALES, Ward 5 (Weekly).
23. **Z-0044-02 - DAVID LITVAK** - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on 0.16 acres at 412 North 7th Street (APN: 139-34-512-039), PROPOSED USE: ART AND FABRIC SALES, Ward 5 (Weekly).
24. **GPA-0023-02 - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST** - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007), Ward 6 (Mack).

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25. **Z-0048-02 - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], Ward 6 (Mack).
26. **Z-0048-02(1) - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST** - Request for a Site Development Plan Review FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), R-E (Residence Estates) Zone [PROPOSED: -PD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).
27. **GPA-0025-02 - TROP-JONES ON BEHALF OF U.S. HOMES CORPORATION** - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on approximately 10 acres adjacent to the northwest corner of Tropical Parkway and Jones Boulevard (APN: 125-26-604-005, 006, 010, and 011), Ward 6 (Mack).
28. **GPA-0026-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector Plan FROM: R (Rural Density Residential) TO: M (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), Ward 5 (Weekly).
29. **Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-3 (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, Ward 5 (Weekly).
30. **VAC-0053-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY** - Petition to vacate the south 30 feet of Peak Drive generally located west of Jones Boulevard, Ward 5 (Weekly).



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31. **GPA-0027-02 - LOG CABIN WAY, LIMITED PARTNERSHIP ON BEHALF OF GREYSTONE HOMES** - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) and PF (Public Facilities) TO: R (Rural Density Residential) on 51.5 acres adjacent to the northeast corner of Jones Boulevard and Iron Mountain Road (APN: 125-01-301-009 and 125-01-401-001), Ward 6 (Mack).
32. **Z-0051-02 - LOG CABIN WAY, LIMITED PARTNERSHIP ON BEHALF OF GREYSTONE HOMES** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 51.5 acres adjacent to the northeast corner of Jones Boulevard and Iron Mountain Road (APN: 125-01-301-009 and 125-01-401-001), [PROPOSED USE: 172-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION], Ward 6 (Mack).
33. **Z-0051-02(1) - LOG CABIN WAY, LIMITED PARTNERSHIP ON BEHALF OF GREYSTONE HOMES** - Request for a Site Development Plan Review FOR A 172-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 51.5 acres adjacent to the northeast corner of Jones Boulevard and Iron Mountain Road (APN: 125-01-301-009 and 125-01-401-001), R-E (Residence Estates) Zone, [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).
34. **GPA-0029-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES** - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), Ward 6 (Mack).
35. **Z-0052-02 - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES** - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), PROPOSED USE: 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
36. **Z-0052-02(1) - CORONADO BAY INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF TROPHY HOMES** - Request for a Site Development Plan Review FOR A 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.0 acres adjacent to the northeast corner Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre), [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).



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37. **GPA-0024-02 - ETOR 1981 TRUST ON BEHALF OF GUS MERHI** - Request to amend a portion of the Centennial Hills Sector Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on approximately 3.1 acres on the east side of Rancho Drive approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), Ward 6 (Mack).
38. **Z-0049-02 - ETOR 1981 TRUST ON BEHALF OF GUS MERHI** - Request for Rezoning FROM: R-E (Residence Estates) TO: C-2 (General Commercial) on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), PROPOSED USE: USED AUTO SALES, Ward 6 (Mack).
39. **U-0076-02 - ETOR 1981 TRUST ON BEHALF OF GUS MERHI** - Request for a Special Use Permit FOR USED MOTOR VEHICLE SALES on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 6 (Mack).
40. **Z-0049-02(1) - ETOR 1981 TRUST ON BEHALF OF GUS MERHI** - Request for a Site Development Plan Review and Reduction of the On-site Landscape Requirements FOR A USED VEHICLE SALES LOT on approximately 3.1 acres on the east side of Rancho Drive, approximately 1,130 feet south of Lone Mountain Road (APN: 138-02-102-007), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 6 (Mack).
41. **GPA-0019-02 - CITY OF LAS VEGAS** - Request to amend a portion of the southern boundary of the Centennial Hills Sector Town Center Plan to match the alignment of the proposed S Curve; and to amend the future land use within the revised boundary area FROM: ML (Medium Low Density Residential), L (Low Density Residential), GC (General Commercial) and SC-TC (Service Commercial - Town Center) TO: GC-TC (General Commercial - Town Center), SX-TC (Suburban Mixed Use - Town Center), SC-TC (Service Commercial - Town Center) and PF-TC (Public Facilities - Town Center) on parcels north of the proposed S Curve, south of Centennial Parkway and west of Durango Drive (APN: Multiple), Ward 6 (Mack).
42. **Z-0043-02 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation], U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] and U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) TO: TC (Town Center), (APN: Multiple), Ward 6 (Mack).

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43. **GPA-0011-02 - CITY OF LAS VEGAS** - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium Low Density Residential) TO: O (OFFICE) on 10 acres adjacent to the northwest and northeast corner of Campbell Road and Cheyenne Avenue (APN 138-08-401-008, 138-08-401-009, 138-08-401-010, 138-08-401-013), Ward 4 (Brown).
44. **Z-0063-02 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] TO: O (Office) on approximately 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Campbell Road (APN: 138-08-401-008 and 013), Ward 4 (Brown).
45. **Z-0024-99(43) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Request for a Major Modification to the Lone Mountain West Master Development Plan to add approximately 15 acres into the Plan and have the subject area designated as Medium Low Density Residential on the south side of Lone Mountain Road, approximately 330 feet west of Cliff Shadows Parkway (APN: 137-01-101-002, 003, and 004), Ward 4 (Brown).
46. **Z-0024-99(44) - COREY MORLEY** - Request for a Major Modification to the Lone Mountain West Master Development Plan to add approximately five acres to the Plan and to designate the northern half VC (Village Commercial) and the southern half as ML (Medium Low Density Residential) adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
47. **U-0081-02 - COREY MORLEY** - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under resolution of Intent to PD (Planned Development), Ward 4 (Brown).
48. **U-0082-02 - COREY MORLEY** - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

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49. U-0083-02 - COREY MORLEY - Request for a Special Use Permit FOR A TAVERN adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
50. Z-0067-99(2) - COREY MORLEY - Request for a Site Development Plan Review FOR A CONVENIENCE STORE WITH GASOLINE PUMPS AND A TAVERN on approximately two acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
51. Z-0046-02 - BONANZA REALTY, INC. - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) TO: C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), PROPOSED USE: SENIOR APARTMENT COMPLEX, Ward 5 (Weekly).
52. Z-0053-02 - RAMON PARDO - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) on 0.17 acres at 1650 East Sahara Avenue (APN: 162-02-411-032), PROPOSED USE: COMMERCIAL, Ward 3 (Reese).
53. V-0044-02 - RAMON PARDO - Request for a Variance TO ALLOW 9 PARKING SPACES WHERE 23 SPACES ARE THE MINIMUM REQUIRED FOR A 3,880 SQUARE FOOT RETAIL BUILDING on 0.17 acres at 1650 East Sahara Avenue (APN: 162-02-411-032), R-2 (Medium Low Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).
54. V-0042-02 - CANTWELL ANDERSON, INC. - Request for a Variance TO ALLOW 159 PARKING SPACES WHERE 306 PARKING SPACES ARE THE MINIMUM REQUIRED FOR A PROPOSED SINGLE ROOM OCCUPANCY RESIDENCE at 525 East Bonanza Road (APN: 139-27-805-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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55. U-0077-02 - CANTWELL ANDERSON, INC. - Request for a Special Use Permit FOR A SINGLE ROOM OCCUPANCY RESIDENCE at 525 East Bonanza Road (APN: 139-27-805-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
56. Z-0076-83(2) - CANTWELL ANDERSON, INC. - Request for a Site Development Plan Review and Reduction of the On-site Landscaping Requirements FOR A SINGLE ROOM OCCUPANCY RESIDENCE on 1.58 acres at 525 East Bonanza Road (APN: 139-27-805-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
57. U-0029-02 - ERIC D. AND JOSEPH CRUZ ON BEHALF OF NEVADA HOMES GROUP, INC. - Request for a Special Use Permit FOR A CHURCH/ HOUSE OF WORSHIP adjacent to the west side of Shadow Mountain Place, approximately 180 feet south of Lake Mead Boulevard (APN: 138-24-304-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly).
58. V-0022-02 - ERIC D. AND JOSEPH CRUZ ON BEHALF OF NEVADA HOMES GROUP, INC. - Request for a Variance TO ALLOW A 45-FOOT REAR SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 80-FOOT REAR SETBACK on 0.87 acres adjacent to the west side of Shadow Mountain Place, approximately 180 feet south of Lake Mead Boulevard (APN: 138-24-304-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], PROPOSED USE: CHURCH/HOUSE OF WORSHIP, Ward 5 (Weekly).
59. SD-0014-02 - ERIC D. AND JOSEPH CRUZ ON BEHALF OF NEVADA HOMES GROUP, INC. - Request for a Site Development Plan Review FOR A CHURCH/ HOUSE OF WORSHIP on 0.87 acres adjacent to the west side of Shadow Mountain Place, approximately 180 feet south of Lake Mead Boulevard (APN: 138-24-304-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly).
60. U-0036-87(3) - VISTA HOLDINGS, LIMITED LIABILITY COMPANY ON BEHALF OF YESCO - Required Five Year Review on an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1999 North Rancho Drive (APN: 139-19-703-005), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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61. U-0055-89(3) - JERMAC ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED TWO 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the northeast corner of Vegas Drive and Oran K. Gragson Highway (APN: 138-22-803-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
62. U-0043-94(3) - VILLAGE, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 55 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3920 West Charleston Boulevard (APN: 139-31-801-011), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
63. U-0043-94(4) - KENNEDY OSWALD ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required One Year Review on an approved Special Use Permit WHICH ALLOWED A 55 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3900 West Charleston Boulevard (APN: 139-31-801-012), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
64. U-0296-94(3) - BRIGHT PATHOLOGY, LIMITED LIABILITY COMPANY ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required One Year Review for an approved Special Use Permit WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 820 South Valley View Boulevard (APN: 139-31-801-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
65. U-0044-98(1) - LEONOR DELOSANTOS - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A RESIDENTIAL CARE FACILITY FOR 10 RESIDENTS at 4133 Jory Trail (APN: 138-02-811-004), R-E (Residence Estates) Zone, Ward 6 (Mack).
66. U-0072-02 - ADMOON YALDA, ET AL ON BEHALF OF KOSA NADIR - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION at 1510 East Sahara Avenue (APN: 162-02-411-019), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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67. **U-0074-02 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY ON BEHALF OF PETER PIPER, INC.** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 7981 West Tropical Parkway (a portion of APN: 125-28-713-002), TC (Town Center) Zone, Ward 6 (Mack).
68. **U-0075-02 - FARSHID AND MARIAN BROOMANDAN ON BEHALF OF LIVING WATER BAPTIST CHURCH** - Request for a Special Use Permit FOR A CHURCH/ HOUSE OF WORSHIP adjacent to the east side of Sandhill Road, approximately 620 feet north of Washington Avenue (APN: 140-30-601-006), R-E (Residence Estates) Zone, Ward 3 (Reese).
69. **U-0078-02 - CHARLES JARRET ON BEHALF OF SOUTHWEST ENGINEERING** - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A RESIDENTIAL SUBDIVISION on 8.56 acres adjacent to the northwest corner of Bradley Road and Deer Springs Way (APN: 125-24-601-007), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).
70. **U-0079-02 - NORA MEAD ON BEHALF OF UNITED METHODIST SOCIAL MINISTRIES** - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 1551 South Commerce Street (APN: 162-03-210-008), C-M (Commercial/ Industrial) Zone, Ward 1 (M. McDonald).
71. **U-0080-02 - RAMPART COMMONS LIMITED, LIMITED LIABILITY COMPANY ON BEHALF OF WINE VENTURES, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION at 1051 South Rampart Boulevard, Suite #1025 (a portion of APN: 138-32-411-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).
72. **U-0085-02 - D.R. HORTON, INC.** - Request for a Special Use Permit and a Waiver of the conditions requiring paved parking and prohibiting temporary access from a Secondary Collector Roadway FOR A TEMPORARY REAL ESTATE SALES OFFICE adjacent to the southeast corner of Bradley Road and Deer Springs Way (APN: 125-24-710-027, 028, 029, 030, 031, 032, 033 and 034), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).



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73. VAC-0051-02 - MOUNTAIN SPA RESIDENTIAL DEVELOPMENT, LIMITED LIABILITY COMPANY ON BEHALF OF PULTE HOMES - Petition to vacate a 30 foot wide half-street of Horse Drive generally located east of Coke Street, Ward 6 (Mack).
74. VAC-0052-02 - PATRICK AND CARLA CAVANAUGH - Petition to vacate a portion of a public drainage easement at 1112 Salem Rose Court, Ward 2 (L.B. McDonald).
75. Z-0033-97(34) - NATIONAL GROUP #1, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A SERVICE STATION AND FAST-FOOD RESTAURANT on 1.69 acres north of Cheyenne Avenue between the Beltway alignment and Siegfried and Roy Parkway (APN: 137-12-401-003, 023, and 032), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
76. MSP-0004-02 - JOHNSON FAMILY TRUST, ET AL - Request for a Master Sign Plan FOR A CVS PHARMACY AND MARIO'S MARKET on 2.09 acres adjacent to the southeast corner of Lake Mead Boulevard and Martin L. King Boulevard (APN: 139-21-701-001, 002, and 004), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
77. Z-0044-01(1) - BUFFALO WASHINGTON, LIMITED LIABILITY COMPANY ON BEHALF OF THE LONGFORD GROUP - Request for a Site Development Plan Review and a Reduction in the Amount of On-site Landscape Requirements FOR A 66,000 SQUARE FOOT MEDICAL OFFICE COMPLEX on 3.43 acres adjacent to the east side of the Buffalo Drainage Channel, approximately 1,500 feet south of Washington Avenue (APN: 138-27-301-012, and a portion of 138-27-301-013), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

#### NON-PUBLIC HEARING ITEMS:

78. Z-0014-84(3) - KATHERINE ELLIS SAXE TRUST ON BEHALF OF LVDL, INC. - Request for a Site Development Plan Review FOR A 6,000 SQUARE FOOT COMMERCIAL BUILDING on 0.37 acres adjacent to the east side of Decatur Boulevard, approximately 139 feet south of Lake Mead Boulevard (APN: 139-19-301-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).



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79. Z-0068-85(63) - GATEWAY OFFICE, LIMITED LIABILITY COMPANY - Request for an Site Development Plan Review FOR A TWO-STORY OFFICE COMPLEX on 1.39 acres adjacent to the northeast corner of Smoke Ranch Road and the Buffalo Drainage Channel (a portion of APN: 138-15-410-008), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
80. Z-0068-85(64) - SUNRISE MOUNTAINVIEW HOSPITAL - Request for a Site Development Plan Review and a Reduction of the Landscape Planter Finger Requirement FOR A PARKING LOT ADDITION TO MOUNTAINVIEW HOSPITAL on 2.14 acres at 3100 North Tenaya Way (a portion of APN: 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

#### DIRECTOR'S BUSINESS ITEMS:

81. ABEYANCE - TA-0010-02 - CITY OF LAS VEGAS - Discussion and Possible action to amend Title 19A.18.100 TEMPORARY COMMERCIAL PERMIT to establish criteria for certain events allowed by temporary commercial permit.
82. TA-0016-02 - CITY OF LAS VEGAS - Request to amend a portion of the Town Center Development Standards in order to restrict uses in the SX-TC (Suburban Mixed Use - Town Center) designation within 330 feet of the south side of the proposed S-Curve alignment to Office uses, Ward 6 (Mack).

#### CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.